

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13835
MEPA Analyst:	Beiony Angus
Phone:	617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Avalon Sharon		
Street: Norwood Street		
Municipality: Sharon	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 4668401 318284	Latitude: 42 08' 48"	Longitude: 71 11' 57"
Estimated commencement date :December 2006	Estimated completion date: December 2007	
Approximate cost: \$25 Million	Status of project design: 50 %complete	
Proponent : AvalonBay Communities, Inc.		
Street: 1250 Hancock Street Ste 804N		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE		
Firm/Agency: Kelly Engineering Group, Inc.	Street: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No.) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No (Please note that this ENF is will be provided to the Water Resources Commission for an Interbasin Transfer Determination of Insignificance.)

List Local or Federal Permits and Approvals:

See Attachment 1

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	28.8			
New acres of land altered		0		
Acres of impervious area	0.3 +/-	3.7+/-	4.0 +/-	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	5,700 sf+/-	186,261	191,961	
Number of housing units	1	155	156	
Maximum height (in feet)	25'+/-	30'+/-	30'+/-	
TRANSPORTATION				SEE ATTACHMENT 1
Vehicle trips per day	10	1040	1050	
Parking spaces	2 +/-	310+/-	312+/-	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	440***	26,840***	27,280***	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	440+/-**	26,840+/-	27,280***	
Length of water/sewer mains (in miles)	0****	0****	0****	

** Based on an assumed existing four bedroom residential dwelling.

Note: Design flows for proposed uses based on Title 5 (110 GPD/Bedroom). It should be noted that based on AvalonBay's records from its many residential communities the maximum average monthly flow will be 65

GPD/bedroom (16,120 GPD) and the average daily flow will be 55 GPD/bedroom (13,340 GPD)
***Expected to be the same since a private irrigation well will be used for landscape watering.
****It should be noted that an approximately 0.8 mile private sewer main will be installed that connects the site to the Norwood sewer system. SEE ATTACHMENT 3.

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The Avalon Sharon development will be a mixed-income, residential apartment community on a 28-acre site, located along Norwood Street in Sharon, MA. The development will consist of 156 apartment homes comprised of 64 one-bedroom and 92 two-bedroom units, together with a clubhouse. A single family home and a number of agricultural related buildings currently occupy the site which was previously used as an active farm. The proposed residential development is being co-sponsored by AvalonBay Communities, Inc. and the Town of Sharon through the Local Initiative Program (LIP) pursuant to MGL Ch 40B providing much needed affordable housing to the region.

The proposed community is designed to fit within the character of this unique site. The development is limited to existing disturbed and previously farmed areas, thereby maximizing open space on the site. Total impervious coverage is approximately 4 acres which is only approximately 14% of the entire site. Grading is designed to conform to the existing grades thereby reducing impact to existing vegetation. The project site is oriented to maximize the use and appearance of open space by creating efficient site circulation and providing generous natural and created landscape buffers to surrounding properties.

The site is designed to fully comply with stormwater management guidelines as established by the Department of Environmental Protection. The Town of Sharon Conservation Commission approved the location of wetlands on the property and no wetlands will be impacted by this project.

The project will not be a large traffic generator. Additionally, the project proponent has agreed to contribute to a traffic mitigation fund that will be used for the construction cost of a traffic signal currently being constructed at the intersection of Edge Hill Road and Norwood Street and High Plain Avenue and/or sidewalk construction on Edge Hill Road. The proponent has also committed to adopt a Travel Demand Management plan.

In addition to the above mitigation the project proponent has also committed to constructing a new water line loop connection from the site to Maskwonicut Street (or some other location in town) and has agreed to a private deed restriction preventing construction of any building on a portion of the property

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.13 Ac</u>	<u>+1.55 Ac.</u>	<u>1.68 Ac.</u>
Roadways, parking, and other paved areas	<u>0.20 Ac.</u>	<u>+2.20 Ac.</u>	<u>2.40Ac.</u>
Other altered areas (describe)(landscaped)	<u>7.5Ac.</u>	<u>-2.0Ac.</u>	<u>5.50Ac.</u>
Undeveloped areas	<u>20.17 Ac</u>	<u>-1.75Ac</u>	<u>18.42 Ac.</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No
; if yes, does the project involve the release or modification of such restriction? Yes No
; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: **SEE ATTACHMENT 2**

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes No ; if yes, what is the Release Tracking Number (RTN)?

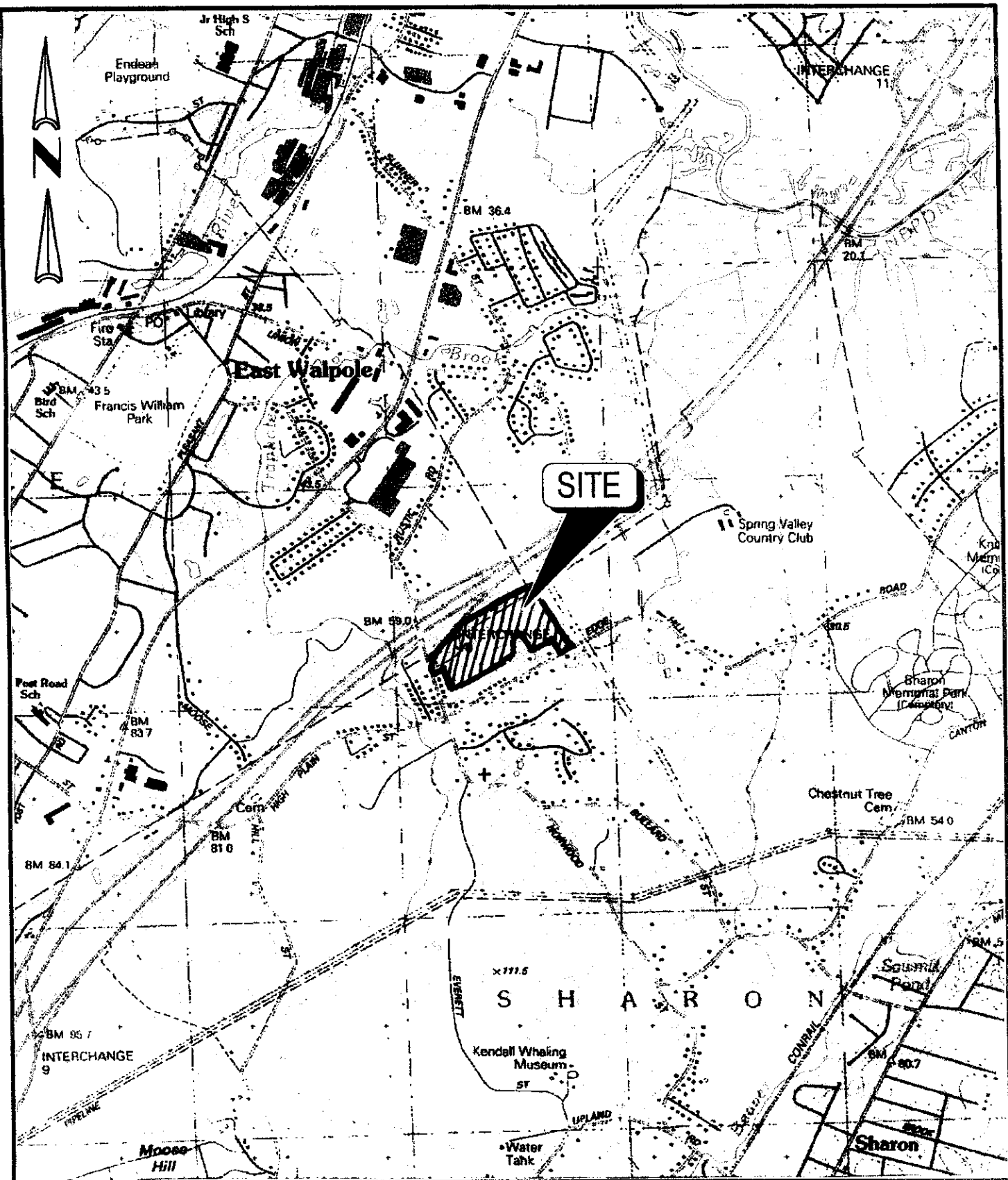
J. If the project is site is within the Chicopee or Nashua watershed, is it within the Quabbin, Ware, or Wachusett subwatershed? Yes No; if yes, is the project site subject to regulation under the Watershed Protection Act? Yes No

K. Describe the project's other impacts on land: **The project will not have any other negative impacts on land.**

L.

III.. Consistency

A. Identify the current municipal comprehensive land use plan and the open space plan and describe the consistency of the project and its impacts with that plan(s): **The land is currently zoned for**



SCALE; 1" = 2083' ±

DATE 06/28/06

**EDGE HILL ROAD
SHARON, MA.**

LOCATION PLAN

SOURCE: USGS

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS



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